

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Review Code      Other Listings      Date  
 Reviewer

Page 1 of 4      \*Resource Name or #: (Assigned by recorder) 630 2nd Street

P1. Other Identifier: UC Davis Store

\*P2. Location:  Not for Publication       Unrestricted

- \*a. County Yolo and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Davis, CA Date 2018 T   ; R   ;    of    of Sec   ;    B.M.
- c. Address 630 2nd Street City Davis, CA Zip 95616
- d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN
- e. Other Locational Data: APN 070 243 09

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 630 2nd Street is a concrete, commercial building with a rectangular plan, set on a concrete foundation situated at the southwest corner of 2nd and F streets in downtown Davis. The building mass is comprised formed from a one-story-plus-clerestory primary rectangular block and an adjoined two-story rectangular block at the rear of the building. The building's exterior is covered with painted plaster and is fenestrated with plate glass windows set into first story and clerestory openings. The building spans four bays in width along 2nd Street and seven bay along F Street. Each bay is separated by a concrete pier that extends upward and transitions to a cantilevered beam above. A non-original mansard canopy wraps around the street-facing elevations above the clerestory level, resting on the cantilevered beams below. The main entrance at 2nd Street has anodized metal doors with plate glass and plate glass sidelites. The canopy is covered with standing-seam copper. The residence has a stucco exterior and is capped by a hipped roof covered in diamond-cut shingles with clay ridge tiles. (P5a.)

\*P3b. Resource Attributes: HP6. 1-3 story commercial property.

**\*P4. Resources Present:**

X Building  Structure  Object  Site   
 District  Element of District  Other  
 (Isolates, etc.)

**\*P5b. Description of Photo:**

630 2nd Street viewed from intersection of 2nd and F Streets, looking southwest. March 14, 2019.

\*P6. Date Constructed/Age and Source: 1953-1954. Davis building permit records and Lofland and Haig, *Images of America: Davis, California 1940s*.

X Historic  Prehistoric  Both

**\*P7. Owner and Address:**

Boschken Family Trust  
 P.O. Box 4713, Davis, CA 95617

**\*P8. Recorded by:**

Garavaglia Architecture, Inc.  
 582 Market Street, Suite 1800  
 San Francisco, CA 94104

**\*P9. Date Recorded:**

March 14, 2019

**\*P10. Survey Type:**

Intensive survey for California Register, National Register, and Local eligibility.

**P5a. Photograph or Drawing**



\*P11. Report Citation: N/A

\*Attachments:  NONE  Location Map  Continuation Sheet      X Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 630 2nd Street \*NRHP Status Code 6Z

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B1. Historic Name: 630 2nd Street

B2. Common Name: UC Davis Store

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Late Modern Commercial

\*B6. Construction History: 630 2nd Street was constructed in 1953, after the recordation of the 1953 Davis Sanborn map, which recorded the subject property as a vacant site to the immediate east of the Varsity Theater at 616-618 2nd Street. The building was originally designed for and occupied as a Bank of America branch bank location (**Figure 2**). The building was altered in 1972 to accommodate additional commercial tenants, with alterations designed by architect Harry Nyland.<sup>1</sup> 1972 alterations included: insertion of new openings along the east elevation in a section of wall formerly composed of concrete block; installation of existing awnings with copper standing seam covering; redesign of 2nd Street entrance with vestibule, new aluminum doors and windows; installation of redwood beam transoms at base of clerestory. Since 1972, subsequent alterations include plastering of the exterior walls and 1972 redwood beam transoms, and replacement of entrance doors with metal doors of more recent origin.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme N/A

Area Davis

Period of Significance N/A

Property Type Commercial

Applicable Criteria N/A

The following context for resources constructed during World War II and during the Post-war Era in Davis is excerpted from Brunzell Historical's *Davis, California: Citywide Survey and Historic Context Update*:

The limited construction that took place in Davis during and immediately after World War II largely conformed to development patterns established during the Great Depression. Projects were small in scale as one lot at a time was developed in and around old Downtown Davis. By the late 1940s, however, builders were subdividing new areas and development was picking up speed. [...] Commercial and institutional development, meanwhile, proceeded at an incremental rate. Industrial development had been sluggish since education began to replace agricultural processing as the primary local industry with the establishment of the University Farm shortly after the turn of the century. During this era, old industrial properties began gradually to be demolished or converted to commercial uses. After 1940, development of agricultural properties within modern Davis city limits also slowed, and there are no known agricultural-related resources that date from this period.  
(See continuation sheet)

## B11. Additional Resource Attributes:

HP6. 1-3 story commercial building

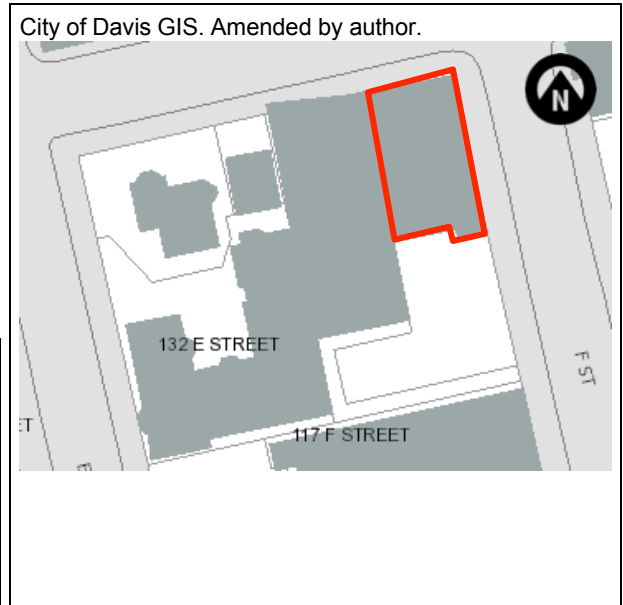
\*B12. References: Building Permit Records, City of Davis Planning Department. Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015. Central Davis Historic Conservation District, Historical Resources Survey, August 2003. Architectural Resources Group, *City of Davis Cultural Resources Inventory and Context Statement*, (Davis, CA: City of Davis Parks and Community Services Department, September 30, 1996). Historic Environment Consultants, *Cultural Resources Inventory: Final Report*, (Davis, CA: June 1980). Proquest Digital Sanborn Maps, online. John Lofland and Phyllis Haig, *Images of America: Davis, California: 1910s-1940s*, (Charleston, SC: Arcadia Publishing, 2000). John Lofland, *Images of Modern America: Davis Transformation*, (Charleston, SC: Arcadia Publishing, 2016). U.S. Census and City Directory data researched at Ancestry.com.

B13. Remarks:

\*B14. Evaluator: Garavaglia Architecture, Inc.

\*Date of Evaluation: August 12, 2019

(This space reserved for official comments.)



<sup>1</sup> Project plans on file at City of Davis Planning Department.

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### \*B6. Construction History (Continued):



**Figure 2.** Subject building photographed in 1953 during original occupancy by Bank of America. This photograph shows the building's original appearance, prior to 1972 alterations. (Lofland and Haig, *Images of America: Davis California 1910s-1940s*, photograph credit to John W. Brinley)

### \*B10. Significance (Continued):

Regarding the construction of commercial buildings in downtown Davis during and after World War II, *Davis, California: Citywide Survey and Historic Context Update*, 2015 describes:

#### Commercial Properties

With commercial development slow during and after World War II, Downtown Davis (and the formerly residential neighborhoods around it) were sufficient to contain almost all new retail construction of this period. One exception was the Davis Supermarket, constructed in the mid-1950s at the corner of Russell Boulevard and Anderson Road, which at the time was a residential neighborhood surrounded by farmland. Although city records indicate that at least a dozen commercial buildings were constructed during this period, most have either been demolished or so heavily altered that their original forms are unknown.

Most commercial buildings from this period appear to have been typical one-story mid-century retail buildings with large glass storefronts and shared side walls. These were similar in scale and massing to earlier storefront buildings, and generally occupied an entire parcel, but lacked the decorative detail of pre-war commercial buildings. Typical examples have flat roofs and flat canopies shading the sidewalk. In addition to the more straightforward retail-oriented buildings, a handful of building designed to make strong stylistic statements were constructed. These include two Streamline Moderne buildings, late examples of an architectural style that had been abandoned elsewhere. The State Market on Second Street [(subject building, extant with major alterations)] was designed by local architect Silvio Bavaretto and constructed in 1940, the Varsity Theater at 616 Second Street was built in 1950. Despite general conservatism of the era in regards to commercial architecture, at least one Contemporary-style building was constructed Downtown, the Pence Dentist office, which has since been drastically altered.<sup>2</sup>

#### 630 2nd Street

630 Second Street was constructed in 1953 during a period of gradual commercial development in downtown Davis following World War II. The subject building was built on a vacant site formerly occupied by a residence based on review of the 1921 and 1945 Sanborns maps of Davis. The building did not appear on the 1953 Sanborn map, but appears in a 1953 photograph. 630 2nd Street appears to have embodied several characteristics of the mid-century commercial type buildings identified as a common commercial typology in Davis and numerous American downtowns during the postwar period. The building's original design featured a rectangular

<sup>2</sup> Kara Brunzell, Brunzell Historical, *Davis, California: Citywide Survey and Historic Context Update*, 2015, 21-23. Note, this source notes that the State Market on 2nd Street, in this case the subject building, is no longer extant. Research for this evaluation determined the building is extant, but was heavily altered in 1975.

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footprint, flat roof with a parapet, a flat canopy at the facade, and glass storefront system at the facade. The east elevation appears to have featured clerestory windows. The building was modestly adorned, and was easily identified given its "Bank of America" signage above the facade canopy. As is the case with many other buildings of the period in downtown Davis, the subject building has been heavily altered to the degree that its original design is largely obscured.

### Evaluation

#### *Criterion A/1 (Events)*

The subject property does not appear to be individually eligible under Criterion A/1 for listing in the NRHP/CRHR or local register. Built in 1953, the subject property was developed during a period of postwar construction in downtown Davis that saw many formerly residential properties get replaced by commercial properties, as the downtown modernized gradually. The site presently addressed 630 2nd Street was redeveloped for use as a Bank of America branch location, immediate east of the popular, high-style Varsity Theater on 2nd Street, which was built in 1950. Although the subject property was developed during a period of postwar development, research did not find that the subject building was individually important within the context of Davis' post-war development.

#### *Criterion B/2 (Persons)*

The subject building does not appear to be individually eligible under Criterion B/2 for listing in the NRHP/CRHR or local register. Historic information related to ownership and occupancy of the subject building was researched through available archival and online sources including U.S. Census, city directories, building permit records, and historic newspapers. These sources did not provide evidence that the subject building is significant for its association with a person or persons who made significant contributions to local, State, or national history. Although the subject property is known to have been occupied by Bank of America originally, its history, the building did not serve as the headquarters of the company and was the workplace of many employees. The building does not appear to be strongly associated with any particular past owner or employee and does not reflect any of the professional accomplishments of such individuals.

#### *Criterion C/3 (Architecture-Design)*

The subject property appears to be individually eligible under Criterion C/3 for listing in the NRHP/CRHR at the local level of significance and local register as a Merit Resource with a period of significance of 1953. The subject building was constructed in 1953 by the Capital Corporation as a bank branch location for Bank of America. The building was designed in a mid-century modern commercial style reflective of the popular International style of the period, executed with economical materials and modestly ornamented. The bank's original design, as studied throughout available historic photographs appears to have been highly representative of mid-century commercial typologies based upon its scale, fenestration, massing, and features including its roof form, facade canopy, and entrance. Although the bank originally provided a very good local example of mid-century commercial architecture, its current design does not embody distinct aspects of a mid-century modern commercial building. Modifications of the bank's exterior designed by architect Harry Nyland in 1972, heavily altered its original appearance, resulting in retention of height and footprint, and redesign of entrances, insertion of additional windows, and installation of transom beams and the existing metal-covered canopy. The bank's design no longer embodies the distinct characteristics of its type, style, period of construction. See below for a discussion of historic integrity.

#### *Criterion D/4 (Information Potential)*

Archival research and physical investigation of the property focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP, CRHR, or local register under Criterion D/4.

### Integrity

To determine if the subject building remain capable of expressing its apparent significance for embodying distinct characteristics of a mid-twentieth century building, its historic integrity must be analyzed. The seven aspects of historic integrity include:

The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

### *Analysis of Integrity*

Location. The subject property retains integrity of location. The subject building's location of original construction has been retained since 1953.

Design. The subject property does not retain integrity of design. The building's design has been altered to the degree that its original appearance is no longer apparent. The building's storefronts, exterior materials, and canopy were altered in 1972, replacing original features while retaining the building's height and flat roof. Little evidence remains of the building's original design.

Setting. The subject property retains integrity of setting. The subject building retains the setting as it remains situated on a rectangular lot to the immediate east of the Varsity Theater. The building remains situated in a primarily commercial area, despite alteration to many nearby buildings that were constructed contemporaneously or in decades after 1950.

Materials. The subject property does not retain integrity of materials. The buildings original material palette consisting of a concrete and stucco exterior and aluminum-framed plate glass display windows has been impaired by the installation of newer materials in 1972 and later.

Workmanship. The subject property does not retain integrity of workmanship due to replace of original materials. Materials installed in 1972 reflect workmanship of that period, and obscure or completely replaced pre-existing, original materials that reflect workmanship ca. 1953.

Feeling. The subject property does not retain integrity of feeling. The building does not express the aesthetic or historic sense of a commercial building constructed ca. 1953 due to extensive alterations that result in the building's representation a design that feels like a ca. 1970s commercial building.

Association. The subject property does not retain integrity of association. The property's association to its original period of construction has been lost due to extensive exterior alteration.

Overall, the property does not retain historic integrity.

The commercial building at 630 2nd Street does not meet the criteria for individual listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHP), or the City of Davis Register (local register) as a Landmark or Merit Resource due to loss of historic integrity.